

Amendment No. 2 to HB0191

Hazlewood
Signature of Sponsor

AMEND Senate Bill No. 293

House Bill No. 191*

by deleting all language after the enacting clause and substituting:

SECTION 1. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

- () A commercially operated facility that:
 - (i) Operates a full-service restaurant established in 2021;
 - (ii) Is situated on approximately one and one-half (1 1/2) acres;
 - (iii) Contains approximately three thousand five hundred sixty square feet (3,560 sq. ft.);
 - (iv) Has seating for approximately ninety-five (95) patrons;
 - (v) Is located approximately two and six-tenths (2.6) miles from the Roan Mountain State Park Visitors Center; and
 - (vi) Is located in a county with a population of not less than fifty-six thousand three hundred (56,300) and not more than fifty-six thousand four hundred (56,400), according to the 2020 or a subsequent federal census;

SECTION 2. Tennessee Code Annotated, Section 57-4-102(28), is amended by deleting subdivision (A) and substituting:

- (i) A commercially operated facility that:
 - (a) Was established in 1962;
 - (b) Is located on approximately one (1) or more acres contiguous to Gatlinburg Parkway that connects by way of a tramway to approximately one hundred fifty (150) or more acres;

(c) Operates a ski lodge, tramway over two (2) miles long, and tramway mall with over two hundred thousand square feet (200,000 sq. ft.);

(d) Operates multiple restaurants with seating for at least two hundred fifty (250) patrons;

(e) Maintains at least one (1) of the following types of sporting facilities for at least a portion of the year:

(1) Ten (10) or more ski runs;

(2) An ice skating rink; or

(3) An area for snow tubing;

(f) Operates a scenic chair lift to the top of Mount Harrison;

(g) Serves as an event venue for concerts, conferences, weddings, receptions, and similar events; and

(h) Is located in a city with a population of not less than three thousand five hundred seventy (3,570) and not more than three thousand five hundred seventy-nine (3,579), according to the 2020 or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision (28)(A) means any or all of the property that constitutes the facility. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing. The designated premises may include property owned or leased by the facility and property that is contiguous to the property of the facility that is defined in this subdivision (28)(A). The entire designated premises is covered under one (1) license issued under this subdivision (28)(A);

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)(A) means, for beer permitting purposes, any or all of the property that constitutes the facility as designated in subdivision (28)(A)(ii). The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a

new drawing. The entire designated premises is covered under one (1) beer permit issued under chapter 5 of this title;

(iv) A facility licensed under this subdivision (28)(A) may obtain a license as a caterer under subdivision (6);

(v) A facility licensed under this subdivision (28)(A) may hold any of the licenses authorized under this subsection (28)(A) and may grant a franchise right to one (1) or more entities for all such licenses; and

(vi) A facility licensed under this subdivision (28)(A) may deliver alcoholic beverages to any area within the licensed premises of the facility;

SECTION 3. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility that:

(i) Was established in 2021;

(ii) Is situated on approximately six (6) acres adjacent to Reelfoot Lake;

(iii) Operates a restaurant with seating for approximately seventy-four (74) patrons;

(iv) Operates approximately ninety-seven (97) beds for lodging, consisting of a motel, cabins, and other lodging;

(v) Operates forty-eight (48) covered boat slips;

(vi) Offers activities such as boating, fishing, swimming, picnicking, bird-watching, and other outdoor activities;

(vii) Serves as an event venue for weddings, birthdays, reunions, and similar events; and

(viii) Is located in a municipality with a population of not less than two hundred five (205) and not more than two hundred fifteen (215), according to the 2020 federal census or a subsequent federal census;

SECTION 4. Tennessee Code Annotated, Section 57-4-102(8)(l)(i), is amended by deleting the language:

"Club" also means a for-profit recreational club organized and existing under the laws of this state

and substituting:

"Club" also means a for-profit recreational club organized and existing under the laws of this state, or organized and existing under the laws of another jurisdiction, holding a certificate of authority to transact business in this state from the secretary of state under the Tennessee Business Corporation Act, compiled in title 48, chapters 11-27,

SECTION 5. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Was established in 2023 and is located on approximately thirty-two (32) acres;

(b) Is a walkable, mixed-use retail and commercial facility totaling approximately one hundred fifty thousand square feet (150,000 sq. ft.) and that is composed of up to twenty (20) mixed-use buildings for restaurants and food service, retail, office space, and similar services;

(c) Is located approximately three (3) miles from the Tennessee-Georgia state line and lies contiguous to State Highway 321 and State Highway 320;

(d) Is located within two thousand feet (2,000') of an elementary school, a high school, and Hurricane Creek; and

(e) Is located in a county with a population of at least three hundred sixty-six thousand two hundred (366,200) and not more than

three hundred sixty-six thousand three hundred (366,300), according to the 2020 or a subsequent federal census; and

(ii) The premises of a facility licensed under this subdivision (28)() means any and all of the property that constitutes the facility, including all enclosed and outdoor areas of the property. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

SECTION 6. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Is located on approximately eight (8) acres contiguous to Hooper Highway;

(b) Is located in a county with a population of not less than thirty-five thousand nine hundred (35,900) nor more than thirty-six thousand (36,000);

(c) Serves as a campground resort; and

(d) Has a pavilion, bathhouse, swimming pool, and a lodge with two (2) floors, consisting of at least three thousand nine hundred square feet (3,900 sq. ft.);

(ii) A facility licensed under this subdivision (28)() is not required to meet a gross revenue percentage requirement for food service as a prerequisite to the issuance of a license to serve liquor-by-the-drink; provided, however, that a facility applying for the renewal of its license under this subdivision (28)() must pay the appropriate license fee due under § 57-4-301(b)(1)(W) when the gross revenue from the previous year derived from food sales is fifty percent (50%) or less than the gross revenue from the sale of alcoholic beverages;

(iii) The premises of a facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing. The entire designated premises may be covered under one (1) license issued under this subdivision (28)();

(iv) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing. The entire designated premises may be covered under one (1) beer permit issued under chapter 5 of this title;

(v) A facility licensed under this subdivision (28)() may seek an additional license as a caterer under § 57-4-102(6); and

(vi) A facility licensed under this subdivision (28)() may hold any of the licenses authorized under chapter 4 of this title and may grant a franchise to one (1) or more entities for any or all such licenses;

SECTION 7. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

- (i) Is situated on approximately seventy-seven (77) acres;
- (ii) Operates an RV resort, with RV sites for rent;
- (iii) Operates a general store, a restaurant, and a bath house;
- (iv) Was previously used to operate a lumber mill;
- (v) Is located approximately one (1) mile north of Dale Hollow Lake; and

(vi) Is located in a county with a population of not less than five thousand (5,000) and not more than five thousand one hundred (5,100), according to the 2020 federal census or a subsequent federal census;

SECTION 8. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

- (i) Was founded in 2017;
- (ii) Is situated on approximately one and four-tenths (1.4) acres less than one (1) mile from the Piney River;
- (iii) Operates a restaurant and deli with approximately three thousand two hundred square feet (3,200 sq. ft.) and with indoor seating for twenty-four (24) patrons and patio seating for an additional twenty (20) patrons; and
- (iv) Is located in a county with a population of not less than twenty-four thousand nine hundred (24,900) and not more than twenty-five thousand (25,000), according to the 2020 or a subsequent federal census;

SECTION 9. Tennessee Code Annotated, Section 57-4-102(13), is amended by adding the following as a new subdivision:

() "Community theater" also means a facility that:

- (i) Was established in 1999, and is located in a former school building built in 1926;
- (ii) Is situated on approximately five (5) acres;
- (iii) Consists of approximately twenty thousand square feet (20,000 sq. ft.);
- (iv) Provides theater, art, music, pottery, and dance classes;
- (v) Serves as a venue for concerts, plays, and recitals;
- (vi) Offers its facility for summer camps, community events, holiday celebrations, and community meetings; and

(vii) Is located approximately one and three-tenths (1.3) miles from Signal Point in a municipality with a population of not less than eight thousand eight hundred fifty (8,850) and not more than eight thousand eight hundred fifty-nine (8,559), according to the 2020 federal census or a subsequent federal census;

SECTION 10. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was founded in August of 2019;

(ii) Is located in a former renovated bank building of approximately two thousand seven hundred square feet (2,700 sq. ft.) in the downtown district of a municipality with a population of not less than twenty thousand three hundred thirty (20,330) and not more than twenty thousand three hundred forty (20,340), according to the 2020 or a subsequent federal census;

(iii) Operates a cigar shop with indoor seating for approximately forty (40) patrons; patio seating for approximately twenty (20) patrons; and the potential for private upstairs seating for approximately twenty-five (25) patrons;

(iv) Contains a walk-in humidor in a former bank vault;

(v) Is a venue for live music, social gatherings, private parties, and similar events; and

(vi) Is located approximately thirteen (13) miles from the Jack Daniel's Distillery; seven and four-tenths (7.4) miles from Tim's Ford Lake; six (6) miles from Cascade Hollow Distillery; and two and nine-tenths (2.9) miles from Lakewood Golf & Country Club;

SECTION 11. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Operates a vintage passenger train;

(b) Is owned and operated by a not-for-profit corporation which has been in existence since 1961;

(c) Is dedicated to preserving the heritage of rail transport in this state and the central South and whose name honors the region of the Tennessee Valley;

(d) Is located on the original right of way of the East Tennessee and Georgia Railway, which includes a railroad tunnel named to the National Register of Historic Places;

(e) Has a museum which began as a Chapter of the National Railway Historical Society, and has preserved a collection of passenger cars, cabooses, freight cars, and locomotives, much of which collection is also named to the National Register of Historic Places, with a staff who works to restore and maintain the collection of equipment;

(f) Has the capacity to serve food and beverages to visitors and guests;

(g) Has adequate facilities and equipment for serving passengers, on regular or special schedules, or charter trips; and

(h) Is located in a county having a population of not less than three hundred sixty-six thousand two hundred (366,200) nor more than three hundred sixty-six thousand three hundred (366,300), according to the 2020 federal census or a subsequent federal census;

(ii) A train operated by a licensee under this subdivision (28)() may sell and serve alcoholic beverages and beer on the train while both stationary and in motion;

(iii) A licensee under this subdivision (28)() shall designate the premises to be licensed by the commission by filing a drawing of the premises, and such drawing may be amended by the licensee filing a new drawing; and

(iv) The premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing;

SECTION 12. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility having the following characteristics:

(i) Contains a barn, farmhouse, lavender gardens, pastures, and event venue building that contains approximately seven thousand square feet (7,000 sq. ft.);

(ii) Is used for weddings, fishing, hiking, and flower picking; and

(iii) Is located approximately two (2) miles from Fall Creek Falls State Park and thirty (30) miles from Center Hill Lake in a county having a population of not less than six thousand one hundred (6,100) and not more than six thousand two hundred (6,200), according to the 2020 or a subsequent federal census;

SECTION 13. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility that:

(i) Was established in 2022 and is situated on approximately one and eighty-seven one hundredths (1.87) acres, with the original homestead on the property;

(ii) Operates a mid-modern, country resort with twenty (20) bedrooms and twenty-eight (28) beds, a marina with seventy (70) boat slips, and a

restaurant with indoor and outdoor seating for approximately one hundred sixty (160) patrons;

(iii) Serves as an event venue for weddings, parties, music, fishing competitions, reunions, and other similar local events;

(iv) Offers boat rentals, kayak rentals, and venue rentals;

(v) Offers access to and views of Douglas Lake and the Great Smoky Mountains; and

(vi) Is located in a county with a population of not less than fifty-four thousand six hundred (54,600) and not more than fifty-four thousand seven hundred (54,700), according to the 2020 federal census or a subsequent federal census;

SECTION 14. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2005 and is situated on approximately thirty-seven (37) acres;

(ii) Operates an outside bar, at least four (4) restaurants, a theater, exercise facilities, senior living facilities, and an outdoor central park;

(iii) Contains approximately nine thousand square feet (9,000 sq. ft.) and seating for over two hundred fifty (250) patrons; and

(iv) Is located in a municipality with a population of not less than fifty-one thousand three hundred twenty (51,320) and not more than fifty-one thousand three hundred thirty (51,330), according to the 2020 federal census or a subsequent federal census;

SECTION 15. Tennessee Code Annotated, Section 57-4-102(13), is amended by adding the following new subdivision:

() "Community theater" also means a facility that:

(1) Is a community theater in a historic building that has been in continuous operation since 2007, and that contains approximately one thousand six hundred square feet (1,600 sq. ft.) and seating for approximately two hundred (200) patrons;

(2) Is situated on approximately twelve one hundredths (.12) of an acre;

(3) Offers concessions to patrons and operates a bar for theater use;

(4) Is a mixed-use facility that serves as an event venue for musicals, performances, weddings, dance recitals, dramas, and live music;

(5) Is a venue for community events, including instruction in art, music, dance, and theatre;

(6) Has located on its 2nd floor this state's oldest opera house, Antoinette Hall, which is under restoration as of the effective date of this act; and

(7) Is located in a municipality with a population of not less than eight thousand three hundred ninety (8,390) and not more than eight thousand three hundred ninety-nine (8,399), according to the 2020 federal census or a subsequent federal census;

SECTION 16. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following language as a new subdivision:

()

(i) A commercially operated facility that:

(a) Is located in a county having a metropolitan form of government and a population of greater than six hundred thousand (600,000), according to the 2020 federal census or a subsequent federal census;

(b) Contains two (2) office towers with a shared parking garage and with one (1) such tower containing twenty (20) floors, including a reception area, office spaces, work stations, conference rooms, an

expressions studio, a listening room, locker rooms and showers, and a business center for employees of a corporation;

(c) Is located at the corner of 10th Avenue North and Church Street;

(d) Contains a café located on the 5th floor and offers different food station options of prepared food on such floor, and contains a lounge area located on the 20th floor that offers prepared food; and

(e) Is open to employees of a corporation or guests of such employees;

(ii) The premises of a facility licensed under this subdivision (28)() means any and all of the property that constitutes the facility, including all enclosed and outdoor areas of the property. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility described under this subdivision (28)() means, for the purpose of obtaining a beer permit, any and all of the property that constitutes the facility, including all enclosed and outdoor areas of the property. The beer permittee shall designate the premises to be licensed by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing; and

(iv) Any facility licensed under this subdivision (28)() may hold any of the licenses authorized under this subdivision (28)() and may grant a franchise to one (1) or more entities for any or all such licenses to sell or give away alcoholic beverages and beer. A facility licensed under this subdivision (28)() is not required to be open to the public and does not discriminate against a patron on the basis of gender, race, religion, or national origin;

SECTION 17. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Is located within a designated area situated on at least fifteen (15) acres;

(b) Upon the completion of construction, which may occur in phases, contains a live performance venue with capacity for at least two thousand (2,000) persons, a mixed commercial and residential use development, at least two (2) hotels, and mixed-use commercial buildings that include retail shopping, restaurants, and bars, some of which may be operated by independent licensees, and indoor and outdoor dining options, including open plaza areas for dining and recreational opportunities;

(c) Contains a hotel that is located adjacent to train tracks and that formerly operated as a train terminal;

(d) Contains at least five (5) points of sale that regularly prepare and sell food, alcoholic beverages, or beer;

(e) Is located in a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census;

(f) Does not extend beyond one thousand seven hundred sixty feet (1,760') of the geographic center of such designated area; and

(g) May contain areas that are separated by streets or other public or private rights of way;

(ii) Facilities and individual licensees located within such designated area, hereinafter the "primary premises," and licensed under this subdivision (28)():

(a) May be either open to the public or only to members and authorized guests; and

(b) Notwithstanding § 57-4-101(p):

(1) May include in its licensed primary premises, solely for purposes of on-premises consumption of alcoholic beverages, unless otherwise provided for herein, any or all of the property that constitutes the primary premises and may include other separately licensed premises located within the boundary of the primary premises. Such premises are not required to be contiguous. Barriers controlling the ingress and egress to the primary premises or other such premises are not required as long as adequate security or other measures sufficient to prevent customers from leaving such primary and other premises with alcoholic beverages is used and maintained; and

(2) Are not required to use labeled cups and glassware, but must serve alcoholic beverages and beer in compliance with the requirements of § 57-4-101(p), which shall include affixing a sticker to the alcoholic beverage or beer container in lieu of serving the beverage in labeled cup or glassware; provided, that a sticker identifying the franchisee or licensee, which is reasonably designed to stay affixed to a container, must comply with § 57-4-101(p);

(iii) Licensees located within the primary premises shall submit a diagram to the commission which details that portion of the primary premises where the licensee intends to serve alcoholic beverages;

(iv) The primary licensee and each licensee licensed under this subdivision () may:

(a) Serve wine, high gravity beer, and beer in its original container, and spirit-based beverages in original containers that do not exceed three hundred seventy-five milliliters (375 ml) and an alcohol content that does not exceed fifteen percent (15%) by volume, for on-premises consumption; and

(b) Offer food items for sale and seating for its customers, but are not required to do so;

(v) Facilities and individual licensees located within the primary premises, irrespective of whether or not licensed under this subdivision (), may apply for and obtain a catering license pursuant to subdivision (6) for purposes of selling alcoholic beverages at special events within the primary premises; provided, that such facility shall comply with all requirements to obtain such catering license, except the requirement to have a complete and adequate commercial kitchen facility pursuant to subdivision (6)(B). The licensed premises of a catered event held by such a licensed caterer may include the entire primary premises or a portion thereof designated with the commission;

(vi) A licensee located within the primary premises may prohibit from the exclusive portion of its premises food, beer, or alcoholic beverages which were not purchased from the licensee;

(vii) This subdivision (28)() must not be construed to prohibit a person or entity located within the primary premises from obtaining another license

under this title 57 that the person or entity is otherwise eligible to obtain pursuant to law;

(viii) Each individual facility on the primary premises is independently liable for violations committed by such facility, and a separate facility must not be held liable for the actions of another facility;

(ix) Notwithstanding chapter 5 of this title to the contrary, and subject to the terms of this subdivision (28)(), the premises of a facility licensed under this subdivision (28)() mean for beer permitting purposes any or all of the premises that constitutes the primary premises. The terms of this subdivision (28)() that apply to licensees for purposes of consuming alcoholic beverages on the premises also apply to beer permittees; and

(x) A facility licensed under this subdivision (28)() may hold any of the licenses authorized under this subdivision (28)() and a beer permit, or may grant a franchise to one (1) or more entities for any or all such licenses or beer permits. The licensee for the primary premises, or franchisor, or any of its franchisees licensed under this subdivision (28)(), or a separate licensee located within the primary premises, may store beer and alcoholic beverages in one (1) or more central storage locations within the primary premises; provided, that each separate licensee's inventory of beer and alcoholic beverages must be stored in a separately locked cage or other storage area. The facility may also contract with a third party for the management of all of the facility's food and beverage operations and service, or for a portion of the facility's food and beverage operations and service;

SECTION 18. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Is located within a designated area situated on at least ten (10) acres;

(b) Includes a group of historic brick buildings constructed in 1929 and originally used to manufacture and assemble wood-burning stoves, among other items;

(c) Is included or has been included on the national register of historic places as a national historic landmark;

(d) Includes on its property a water tower originally constructed in 1929 or 1930, standing one hundred ten feet (110') tall, which has been listed on the national register of historic places;

(e) Upon the completion of construction, which may occur in phases, offers dining and retail shopping experiences, including bars and restaurants with indoor and outdoor dining opportunities, a live performance venue, a private event banquet space, and at least five (5) points of sale that regularly prepare and sell food, alcoholic beverages, or beer; that may be contiguous or noncontiguous; and that may or may not be operated by independent licensees that offer for sale food, alcoholic beverages, or beer;

(f) Is located in the county seat of a county having a population of not less than two hundred forty-seven thousand seven hundred (247,700) and not more than two hundred forty-seven thousand eight hundred (247,800), according to the 2020 federal census or a subsequent federal census;

(g) Does not extend beyond one thousand seven hundred sixty feet (1760') of the geographic center of such designated area; and

(h) May contain areas that are separated by sidewalks or other public or private rights-of-way;

(ii) A facility and individual licensees located within such designated area, hereinafter the "primary premises," and licensed under this subdivision (28)():

(a) May offer food items for sale and seating for its customers but are not required to do so; and

(b) Notwithstanding § 57-4-101(p):

(1) May include within its licensed premises, solely for purposes of on-premises consumption of alcoholic beverages, unless otherwise provided for herein, any or all of the property that constitutes the entirety of the facility and may include other separately licensed premises located within the boundary of the facility. Such premises are not required to be contiguous.

Barriers controlling the ingress and egress of the facility or such premises are not required as long as adequate security or other measures sufficient to prevent customers from leaving such facility and premises with alcoholic beverages are used and maintained; and

(2) Is not required to use labeled cups and glassware, but must serve alcoholic beverages and beer in compliance with the requirements of § 57-4-101(p), which includes affixing a sticker to the alcoholic beverage or beer container in lieu of serving the beverage in a labeled cup or glassware; provided, that a sticker identifying the franchisee or licensee, which is reasonably designed to stay affixed to a container, must comply with § 57-4-101(p);

(iii) Licensees located within a facility shall submit a diagram to the commission which details any portion of the facility where the licensee intends to serve alcoholic beverages;

(iv) A facility licensed under this subdivision (28)() may:

(a) Serve wine, high gravity beer, and beer in its original container, and spirit-based beverages in original containers that do not exceed three hundred seventy-five milliliters (375 ml) with an alcohol content that does not exceed fifteen percent (15%) by volume, for on-premises consumption; and

(b) Be either open to the public or only to members and authorized guests;

(v) A facility located within the primary premises, irrespective of whether or not licensed under this subdivision (28)(), may apply for and obtain a catering license pursuant to subdivision (6) for purposes of selling alcoholic beverages at special events within the facility; provided, that such facility shall comply with all requirements to obtain such catering license, except the requirement to have a complete and adequate commercial kitchen facility pursuant to subdivision (6)(B). The licensed premises of a catered event held by such a licensed caterer may include the entire primary premises or any portion thereof specified to the commission;

(vi) A licensee located within the primary premises may prohibit from the exclusive portion of its premises food, beer, or alcoholic beverages that were not purchased from the licensee;

(vii) This subdivision (28)() must not be construed to prohibit a person or entity located within the primary premises from obtaining another license under this title that the person or entity is otherwise eligible to obtain pursuant to law;

(viii) Each individual licensee on the facility premises is independently liable for violations committed by such licensee, and a separate licensee must not be held liable for the actions of another licensee;

(ix) Notwithstanding chapter 5 of this title to the contrary, and subject to the terms of this subdivision (28)(), the premises of a licensee licensed under this subdivision (28)() means for beer permitting purposes any or all of the premises that constitutes the facility. Any and all terms of this subdivision (28)() that apply to alcoholic beverage licensees also apply to beer permittees; and

(x) A licensee licensed under this subdivision (28)() may hold any of the licenses authorized under this subdivision (28)() and a beer permit, or may grant a franchise to one (1) or more entities for any or all such licenses or beer permits. The facility may also contract with a third party for the management of all of the facility's food and beverage operations and service, or for a portion of the facility's food and beverage operations and service;

SECTION 19. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Is located in a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census;

(b) Was built in 1945;

(c) Once housed a furniture store;

(d) Serves as a venue for live music, which may include broadcasts of radio and television programming, dancing, banquets, meetings, and other events; and

(e) Has four (4) floors, at least fifty thousand square feet (50,000 sq. ft.), and a capacity for at least one thousand (1,000) guests;

(ii) A facility licensed under this subdivision (28)() is not required to meet a gross revenue percentage requirement for food service as a prerequisite

to the issuance of a license to serve liquor-by-the-drink; provided, however, that a facility applying for the renewal of its license under this subdivision (28)() shall pay the appropriate license fee due under § 57-4-301(b)(1)(W) when the gross revenue from the previous year derived from food sales is fifty percent (50%) or less than the gross revenue from the sale of alcoholic beverages;

(iii) The premises of any facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing. The entire designated premises may be covered under one (1) license issued under this subdivision (28)();

(iv) Notwithstanding chapter 5 of this title to the contrary, the premises of any facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing. The entire designated premises may be covered under one (1) beer permit issued under chapter 5 of this title;

(v) A facility licensed under this subdivision (28)() may seek an additional license as a caterer under subdivision (6); and

(vi) A facility licensed under this subdivision (28)() may hold any of the licenses authorized under this chapter and may grant a franchise to one (1) or more entities for any or all such licenses;

SECTION 20. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 1981 and is situated on approximately sixty (60) acres;

(ii) Operates at least four (4) restaurants that serve breakfast, lunch, and dinner; a theater; exercise facilities; senior living; and an outdoor central park;

(iii) Provides seating for at least four hundred twenty (420) patrons; and

(iv) Is located approximately one-quarter (1/4) of a mile from the northwest corner of Winchester Road and Kirby Parkway in a municipality with a population of not less than six hundred thirty-three thousand one hundred (633,100) and not more than six hundred thirty-three thousand two hundred (633,200), according to the 2020 federal census or a subsequent federal census;

SECTION 21. Tennessee Code Annotated, Section 57-4-102(13), is amended by adding the following new subdivision:

() "Community theater" also includes a theater that:

(i) Has been in operation for not less than four (4) years;

(ii) Has a single auditorium with seating for approximately seventy-five (75) to one hundred (100) patrons;

(iii) Is located in a building that is over one hundred (100) years old;

(iv) Serves as a venue for concerts, plays, and cultural, civic, and educational programs; and

(v) Is located in a municipality with a population of not less than one hundred ninety thousand seven hundred (190,700) and not more than one hundred ninety thousand eight hundred (190,800), according to the 2020 federal census or a subsequent federal census;

SECTION 22. Tennessee Code Annotated, Section 57-4-102(28)(WWWWWWW), is amended by deleting the subdivision and substituting instead:

(WWWWWWW) A commercially operated facility that:

(i) Was established in 2022 on at least one hundred eleven (111) acres with a house representative of Italianate architecture that is on the national register of historic places and barns that were built in the 1860s;

(ii) Contains a terrace, a conservatory, and an event barn;

(iii) Is used for private corporate events, political fundraisers, weddings, concerts, and other events; and

(iv) Is located on a scenic highway in a county having a population of not less than seventy-two thousand eight hundred (72,800) and not more than seventy-two thousand nine hundred (72,900), according to the 2020 federal census or a subsequent federal census;

SECTION 23. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Is a multipurpose facility established in 2003 and situated on approximately ninety-two (92) acres;

(ii) Maintains 501(c)(3) status and is operated year-round by the board of directors of the TriState Exhibition Center;

(iii) Serves as a venue for horse shows and equine activities, livestock shows, family and community events and programs, instructional events and clinics, concerts, and organizational meetings;

(iv) Operates an arena of approximately sixty thousand square feet (60,000 sq. ft.); a covered warm up arena of approximately forty thousand square feet (40,000 sq. ft.); three hundred eighty (380) stalls; an agricultural education building; and fifty (50) RV hookup sites; and

(v) Is located in a county with not less than one hundred eight thousand six hundred (108,600) and not more than one hundred eight thousand seven

hundred (108,700), according to the 2020 federal census or a subsequent federal census;

SECTION 24. Tennessee Code Annotated, Section 57-4-102(40), is amended by adding the following as a new subdivision:

() "Urban park center" also means a facility having the following characteristics:

(i) Was built on the site of a historic railroad station that was originally constructed in 1909 in a county having a population of not less than three hundred sixty-six thousand two hundred (366,200) and not more than three hundred sixty-six thousand three hundred (366,300), according to the 2020 or a subsequent federal census;

(ii) Contains twenty-thousand square feet (20,000 sq. ft.) with a total capacity for over one thousand eight hundred (1,800) patrons; and

(iii) Holds concerts, corporate events, weddings, fundraisers, and similar events;

SECTION 25. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility that:

(a) Is a public place kept, used, maintained, advertised, and held out to the public as a place where meals are served and where meals are actually and regularly served, with one (1) or more adequate and sanitary kitchens, dining room equipment, and a seating capacity for at least two hundred fifty (250) patrons at tables, counters, and other places for dining, and having a sufficient number and kind of persons to prepare, cook, and serve suitable food for guests;

(b) Is located within four hundred feet (400') of a public park adjacent to a navigable waterway, and no closer than four hundred feet

(400') from, but within five hundred feet (500') of, a railway station providing commuter rail service using standard gauge locomotives and coaches;

(c) Is located less than one hundred feet (100') from a historic saloon built before 1900 and named after a silver dollar coin;

(d) Serves as a venue for live music, dancing, banquets, meetings, meals, and other events;

(e) Has at least five (5) floors, at least nineteen thousand square feet (19,000 sq. ft.) and was constructed in 1900; and

(f) Is located in a county with a metropolitan form of government having a population of not less than six hundred thousand (600,000), according to the 2020 federal census or a subsequent federal census;

(ii) As used in this subdivision (28)(), "prime licensee" means the licensee under this subdivision (28)() that has the right to serve alcohol in at least one-half (1/2) of the building. The prime licensee does not have to sell food;

(iii) One (1) or more licensed entities may operate within the facility, and the premises may overlap; provided, that each licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by each licensee filing a new drawing and without a new application;

(iv) A licensee under this subdivision (28)() may store beer and alcoholic beverages in one (1) or more central storage locations in the facility; provided, that if the licensees share the same storage area, each licensee's inventory of beer and alcoholic beverages must be stored in a separately locked cage or other storage area. Notwithstanding this chapter to the contrary, a licensee may transport beer and alcoholic beverages anywhere in the facility;

(v) An employee of a licensee licensed under this subdivision (28)() may serve alcoholic beverages for another licensee within the facility; provided, that the licensee selling the alcoholic beverages is exclusively liable for a violation of this chapter;

(vi) The prime licensee licensed under this subdivision (28)() may also serve wine, high gravity beer, beer in its original container, and spirit-based beverages in an original container that does not exceed three hundred seventy-five milliliters (375 ml) and alcohol content that does not exceed fifteen percent (15%) by volume. All other licensees shall use labeled cups and glassware, or place stickers identifying the licensee, which are reasonably designed to stay affixed to a container;

(vii) A facility licensed under this subdivision (28)() may operate under one (1) or more business names under the same license within the facility;

(viii) A facility licensed under this subdivision (28)() may grant franchises for the operation of a restaurant in the facility and such franchisees are deemed to be licensees under this subdivision (28)();

(ix) A facility licensed under this subdivision (28)() may seek an additional license as a caterer under § 57-4-102(6). Notwithstanding this chapter to the contrary, the prime licensee licensed under this subdivision (28)() shall have exclusive or non-exclusive rights to a commercial kitchen facility to qualify as a caterer under § 57-4-102(6), and the prime licensee may serve food prepared by the prime licensee or food prepared by one (1) or more other licensed entities in the facility for events catered by the prime licensee; and

(x) Notwithstanding chapter 5 of this title to the contrary, the prime licensee licensed under this subdivision (28)() does not have to sell food to be permitted for the on-premise sale of beer. One (1) or more permitted entities may operate within the facility, and the premises may overlap; provided, that

each permittee shall designate the premises to be licensed by the beer board by filing a drawing of the premises, which may be amended by each permittee filing a new drawing and without a new application;

SECTION 26. Tennessee Code Annotated, Section 57-4-301(b)(3), is amended by deleting "under § 57-4-102(40)(G)-(K)" and substituting instead "under § 57-4-102(40)(G)-(K) and SECTION 24".

SECTION 27. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

()

(i) A commercially operated facility that:

(a) Has one (1) or more structures having thirty (30) or more residential dwelling units;

(b) Is located in a special historic district; and

(c) Is located in a county with a metropolitan form of government having a population of not less than six hundred thousand (600,000), according to the 2020 federal census or a subsequent federal census;

(ii) A facility licensed under this subdivision (28)() is not required to prepare or serve food or have a kitchen or dining room;

(iii) The licensed premises may include exterior patios, gardens, lawns, swimming pools, and other recreation and entertainment areas throughout the facility; and

(iv) The facility may be open to the public or may limit admission to residents and their guests of the facility;

SECTION 28. Tennessee Code Annotated, Section 57-4-102(31), is amended by adding the following new subdivision:

()

(i) "Restaurant" also means a commercially operated facility that is located within a special historic district, as defined in § 57-4-102(33)(B); and

(ii) A restaurant licensed under this subdivision (31)() may grant a franchise for the operation of a restaurant in the facility and such franchisees are deemed to be licensees under this subdivision (31)(). A franchisee may also seek a license as a caterer under § 57-4-102(6);

SECTION 29. Tennessee Code Annotated, Section 57-4-102(33), is amended by designating the existing subdivision as subdivision (33)(A) and by adding the following new subdivision (33)(B):

(B)

(i) "Special historic district" also means an area with specific boundaries that possesses the following characteristics:

(a) Is a contiguous area of lots intersected by a standard gauge commercial railway that consists of:

(1) Lots located north of Merrit Avenue, bounded by Pillow Street to the east and Martin Street to the west, and Chestnut Street and a standard gauge commercial railway to the north;

(2) Lots north of Chestnut Street, bounded by a standard gauge commercial railway to the east and a commercial train railyard to the northwest and north;

(3) Lots north of Chestnut Street, bounded by Fourth Avenue South to the east, a standard gauge commercial railway to the west, and the oldest continuously operating public cemetery in the largest city in the county to the north; and

(4) A lot located east of Pillow Street, bounded by Alley 189 to the south, Alley 1820 to the east, and a standard gauge commercial railway to the north; and

(b) Is located in a county with a metropolitan form of government having a population of not less than six hundred thousand (600,000), according to the 2020 federal census or a subsequent federal census; and

(ii) The parent company that owns the property within the special historic district shall designate the premises of the special historic district by filing a drawing of the premises with the commission, which may be amended from time to time by the parent company filing a new drawing with the commission;

SECTION 30. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2014 and is situated on approximately ninety-four one hundredths (0.94) of an acre;

(ii) Operates a bed and breakfast, coffee shop, restaurant, and two (2) tiny houses within one and one-half (1.5) miles of the north entrance to Fall Creek Falls State Park;

(iii) Serves as an event venue for weddings, graduations, reunions, conferences, parties, and similar events;

(iv) Hosts an annual goat yoga retreat;

(v) Serves as the largest venue in close proximity to one of the most-visited state parks in this state, with more than one million (1,000,000) visitors per year; and

(vi) Is located in a county with a population of not less than six thousand one hundred (6,100) and not more than six thousand two hundred (6,200), according to the 2020 federal census or a subsequent federal census;

SECTION 31. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated restaurant that:

(i) Was established in 2006 and contains a restaurant and store;

(ii) Is located in a historic building built more than fifty (50) years ago that contains at least one thousand two hundred square feet (1,200 sq. ft.);

(iii) Hosts events for birthday parties and church groups; and

(iv) Is located less than one hundred feet (100') from the intersection of state highway 107 and Blue Mill Road in a county having a population of not less than thirty-five thousand nine hundred (35,900) and not more than thirty-six thousand (36,000), according to the 2020 or a subsequent federal census;

SECTION 32. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated restaurant that:

(i) Was established in 2022 on at least one (1) acre in a building constructed in 1970 and specializes in pizza;

(ii) Contains at least two thousand five hundred square feet (2,500 sq. ft.) and has indoor and outdoor covered seating for at least forty (40) patrons; and

(iii) Is located less than one hundred feet (100') from the intersection of State Highway 107 and Blue Mill Road in a county having a population of not less than thirty-five thousand nine hundred (35,900) and not more than thirty-six thousand (36,000), according to the 2020 or a subsequent federal census;

SECTION 33. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() "Corporation," unless the context otherwise requires, includes an incorporated city that is the county seat of a tourist resort county, as that term is defined in § 42-1-301, only for the purposes of obtaining a license permitting consumption of alcoholic beverages on the premises or obtaining a beer permit;

SECTION 34. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

(i) A municipality that:

(a) Is the county seat of a tourist resort county, as defined in § 42-1-301;

(b) Owns and operates a thirty-six-hole golf course at which at least forty-five thousand (45,000) rounds are played each year; and

(c) Owns and operates a restaurant;

(ii) The premises of a municipality designated under this subdivision (28)() means, for purposes of consumption of alcoholic beverages on the premises, those facilities identified under subdivisions (28)()(i)(b) and (c). The entire designated premises is covered under one (1) license issued under this subdivision (28)(); and

(iii) Notwithstanding chapter 5 of this title to the contrary, a municipality licensed under this subdivision (28)() may obtain a beer permit. The premises of a municipality licensed under this subdivision (28)() means, for beer permitting purposes, those facilities identified under subdivisions (28)()(i)(b) and (c). The entire designated premises is covered under one (1) beer permit issued under chapter 5 of this title;

SECTION 35. Tennessee Code Annotated, Section 57-4-102, is amended by designating the existing language of subdivision (6) as subdivision (6)(A) and adding the following as a new subdivision (6)(B):

(B) "Caterer" also means a business engaged in offering food and beverage service for a fee at various locations that:

(i) Operates a permanent catering hall on an exclusive basis or a restaurant;

(ii) Has a complete and adequate commercial kitchen facility;

(iii) Is licensed by the Tennessee department of agriculture; and

(iv) Is a retail food store that has a license to sell wine under § 57-3-803;

SECTION 36. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

- (i) A commercially owned marina, resort, and recreational facility that:
 - (a) Is named after the Native American who developed the Cherokee syllabary;
 - (b) Is located on real property containing approximately twenty (20) acres of fee simple upland real property and an easement, lease, or license of no less than twenty-eight (28) acres of upland and submerged real property used for recreational purposes;
 - (c) Is located within one thousand feet (1,000') of the intersection between Kristen Lane and Lakeview Lane;
 - (d) Is located on a lake having no less than seven hundred seventy-five (775) miles of shoreline covering thirty-three thousand (33,000) acres of pristine waters, and is the largest reservoir on a tributary of the Tennessee River;
 - (e) Operates at least four hundred (400) boat slips, a fuel dock, boat rentals, and a full-service ship store;
 - (f) Operates a restaurant with indoor and outdoor seating for at least seventy-five (75) patrons, and that serves meals on a weekly basis, with exceptions of closures for private groups or events, and seasonal closures, vacations, general maintenance, and remodeling by the owners or managers; provided, however, food services are made available at all times when alcoholic beverages are being served; and
 - (g) Is located in a county having a population of not less than seventy-seven thousand one hundred (77,100) nor more than seventy-seven thousand two hundred (77,200), according to the 2020 federal census or a subsequent federal census;

(ii) A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing; and

(iii) A facility licensed under this subdivision (28)() may obtain a license as a caterer under subdivision (6);

SECTION 37. This act takes effect upon becoming a law, the public welfare requiring it.